

IN RE: PETITION FOR RESIDENTIAL	* BEFORE THE
ZONING VARIANCE	
E/S Windsor Road, 150 ft. S of	* ZONING COMMISSIONER
c/l Adams Road	
913 Windsor Road	* OF BALTIMORE COUNTY
3rd Election District	
2nd Councilmanic District	* Case No. 95-486-A
Christopher L. Imbach, et ux	
Petitioners	*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Christopher L. Imbach and Deborah S. Imbach, his wife, for that property known as 913 Windsor Road in the Sudbrook Park subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a 6 ft. side setback and a 15 ft. side setback sum, in lieu of 20 ft. and 50 ft., respectively, and a 4 ft. side setback and 13 ft. side setback sum in lieu of 15 ft. and 37.5 ft., for an addition, in a D.R.1 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion

COPIES OF THIS DOCUMENT FOR FILING

7/27/95
Ch. Imbach

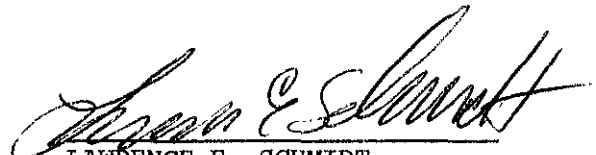
MICROFILMED

of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1995 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a 6 ft. side setback and a 15 ft. side setback sum, in lieu of 20 ft. and 50 ft., respectively, and a 4 ft. side setback and 13 ft. side setback sum, in lieu of 15 ft. and 37.5 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 27, 1995

Mr. and Mrs. Christopher L. Imbach
913 Windsor Road
Baltimore, Maryland 21208

RE: Petition for Administrative Variance
Case No. 95-486-A
Property: 913 Windsor Road

Dear Mr. and Mrs. Imbach:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

95-486-A

for the property located at 913 WINDSOR Rd Baltimore, MD 21208
which is presently zoned D.R.1

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

11302.3.C.1 and 301.14 to permit a 6' side setback and a 15' side setback sum
in lieu of 20' and 50'; and a 4' side setback and 13' side setback sum
in lieu of 15' and 37.5'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Wish to construct addition to existing structure, to provide for larger family, which will
impose on existing side setback zoning requirement. Current structure layout does not allow for
such needed addition to be reasonably attained without variance to existing zone classification.
Current structure as is does not meet revised requirement.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name

Address

Phone No

913 Windsor Rd (City) 486-4513(H) (Area) 539-2717 (w)
Address Phone No

Baltimore MD 21208
City State Zipcode

Name, Address and phone number of representative to be contacted

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: mk

DATE: 6/27/95

ESTIMATED POSTING DATE: 7/9/95



Printed with Soybean Ink
on Recycled Paper

491

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 913 Windsor Rd
address
Baltimore MD 21208
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

Growth in our family has caused a need to expand our existing structure so that we may comfortably remain a resident of the neighborhood, which I actively support civically, and immensely enjoy. Such expansion cannot be completed without a variance to the current zoning regulations. We have incurred time and financial resources to seek a method of completing this addition within the existing requirements unsuccessfully. The current structure, as well as those adjacent, do not meet the revised zoning requirement as is; therefore, any addition to such structure, within reason, would require a variance to the current classification.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
Christopher L Imbach
(type or print name)



[Signature]
(signature)
Deborah S. Imbach
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of June, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Christopher & Deborah Imbach

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

June 27, 1995
date

[Signature]
NOTARY PUBLIC
My Commission Expires:

Sandra P. Longobardi, Notary Public
Baltimore County
State of Maryland
My Commission Expires May 1, 1999

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95-486-A

Zoning Description for 913 Windsor Road, Baltimore MD 21208.

Beginning at a point on the east side of Windsor Road which is 50 feet wide at the distance of 150 feet south of the centerline of the nearest improved intersection street Adana Road which is 50 feet wide. Being lot #7, section #9 in the subdivision of Sudbrook Park as recorded in Baltimore County Plat Book #12, Folio#51, containing .25 acres. Also known as 913 Windsor Road, Baltimore County, MD and located in the 3rd Election District, 2nd Councilmanic District

APPROVED

#491

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-H86-A

District: 3rd

Date of Posting: 7/7/95

Posted for: V. & J. Inc.

Petitioner: Chris. & Deb. Imbach

Location of property: 913 Windsor Rd., E/S

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by: [Signature]
Signature

Date of return: 7/14/95

Number of Signs: 1



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 152814

95-486-A

DATE 6/28/95 ACCOUNT 01-615

Item: 491

Taken from 72FDK

AMOUNT \$ 85.00

RECEIVED Imbach, Christopher - 913 Windsor Road
FROM:

010-Res. Va. --- \$ 50.00

--- 1 Sign --- \$ 35.00

FOR: John --- \$ 85.00

01A01#0196MICHRC

BA 0011:44AM06/28/95

#85.00

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 491

Petitioner: Christopher + Deborah Imbach

Location: 913 Windsor Rd

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Christopher + Deborah Imbach

ADDRESS: 913 Windsor Rd

Baltimore, MD 21208

PHONE NUMBER: (410) 486-4513

AJ:ggs

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-486-A (Item 491)
913 Windsor Road
E/S Windsor Road, 150' S of c/l Adams Road
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property should have been posted on or before July 9, 1995. The closing date (July 24, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director
Department of Permits and Development Management

cc: Christopher and Deborah Imbach

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 20, 1995

Mr. and Mrs. Christopher L. Imbach
913 Windsor Road
Baltimore, Maryland 21208

RE: Item No.: 491
Case No.: 95-486-A
Petitioner: C. L. Imbach

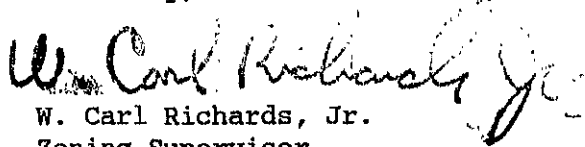
Dear Mr. and Mrs. Imbach:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 12, 1995

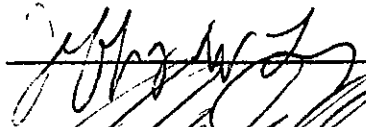
FROM: Pat Keller, Director
Office of Planning and Zoning

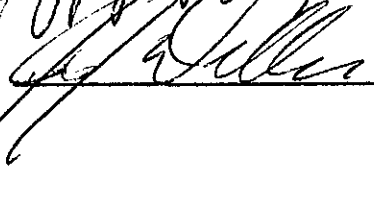
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 479, 481, 484, 491, 492, 495, 4 and 6. ?

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: 

Division Chief: 

PK/JL

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: 7/18/95

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 7/10/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 478

479

480

481

483

484

485

486

487

489

490

491

494

496

revised 467

LS:sp

LETTY2/DEPRM/TXTSBP



Maryland Department of Transportation
State Highway Administration

Hal Kassoff
Administrator

7-7-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 491 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

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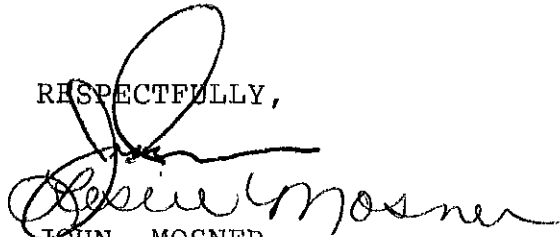
TO: ZONING COMMISSIONOR OF BALTIMORE COUNTY
TOWSON, MD.

FROM: JOHN & LESLIE MOSNER
911 WINDSOR ROAD
BALTIMORE, MD. 21208

DEAR SIR:

PLEASE USE THIS LETTER AS DOCUMENTATION OF OUR SUPPORT
FOR THE ZONE VARIANCE APPLIED FOR BY CHRISTOPHER & DEBORAH
IMBACH OF 913 WINDSOR RD. WE ARE COGNIZANT THAT THE IM-
PROVEMENTS SOUGHT TO THE SUBJECT PROPERTY WILL ONLY ADD
VALUE TO THE AREA AND WILL IN NO WAY NEGATIVELY EFFECT THE
WELFARE OF OUR NEIGHBORHOOD.

RESPECTFULLY,



JOHN MOSNER
LESLIE MOSNER

#491

Robert W. Griffith
1005 Windsor Road
Baltimore, MD 21208
June 26, 1995

Zoning Commissioner of Baltimore County
Towson, MD

Dear Sir:

I am writing to support the zone variance applied for by Christopher and Deborah Imbach, so that improvements may be made to their residence at 913 Windsor Road. Such improvements will strengthen the welfare of our neighborhood and will not cause hardship in any way to our property or lifestyle.

Sincerely,

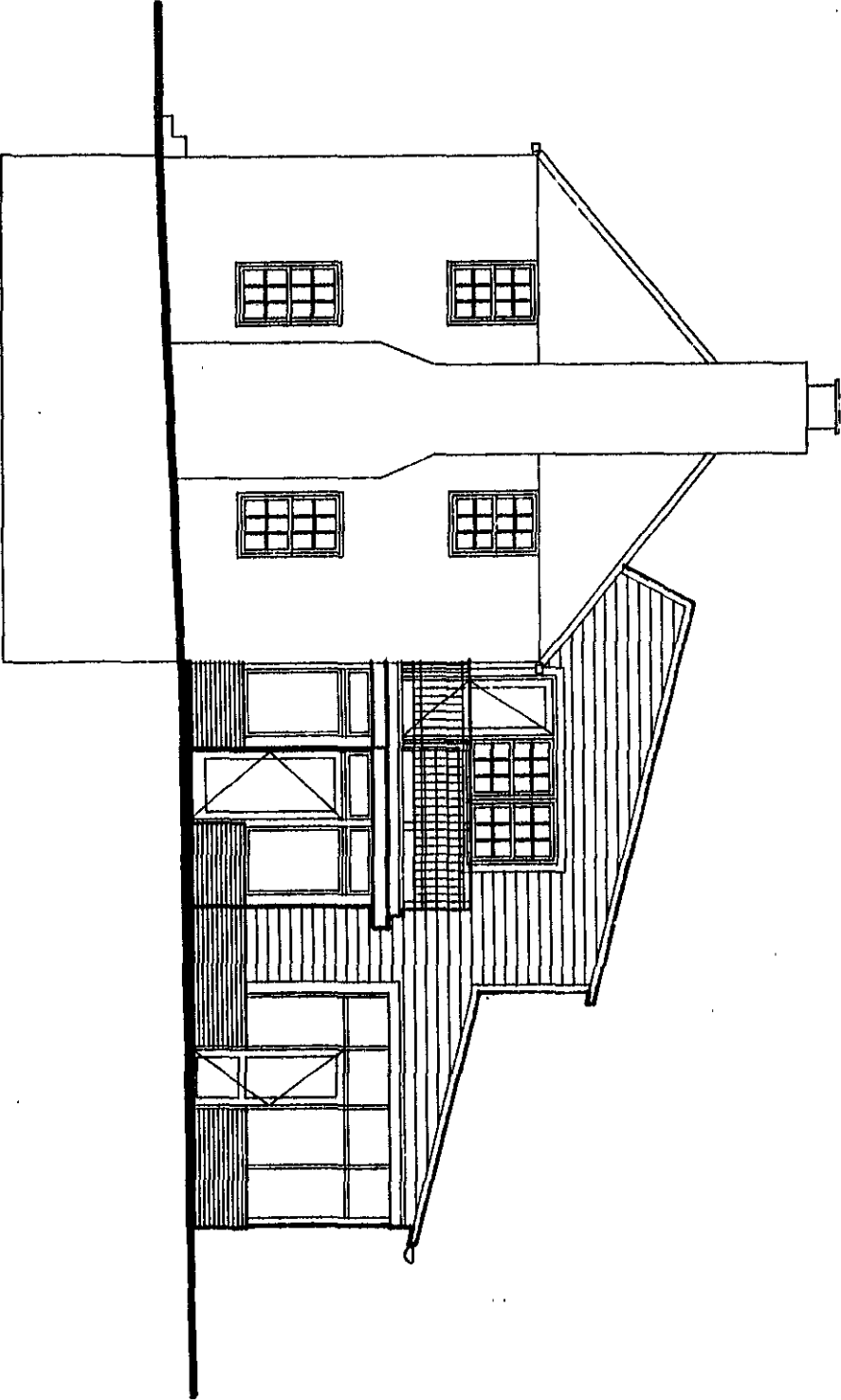
Robert W. Griffith

Robert W. Griffith

Robert W. Griffith

491

South
side



#491

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Architect & Associates to the

**MBACH
RESIDENCE**

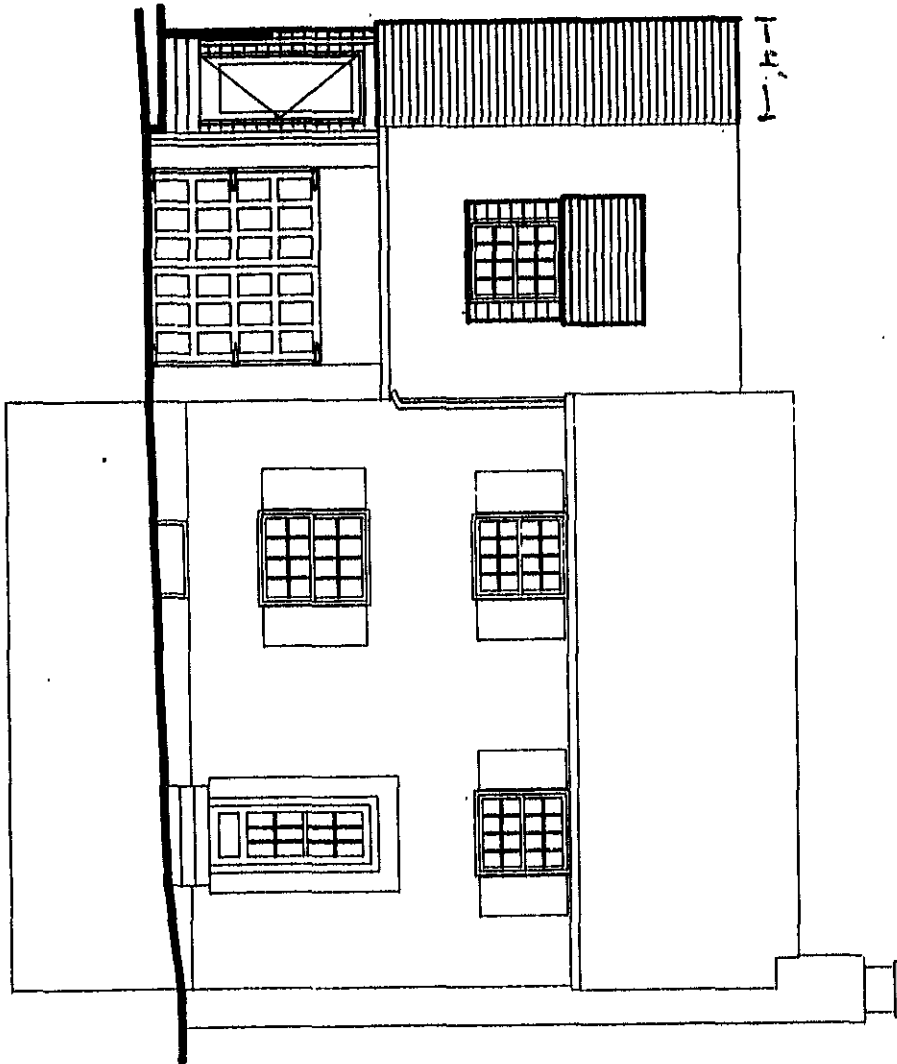
975 Windsor Road
Baltimore, Maryland 21208

John M. Manti

205 E. Bay View
Baltimore, MD 21207
Tel 410-583-1115

SOUTH ELEVATION
SCALE: 1/8"=1'-0"

FRONT
WEST



#491

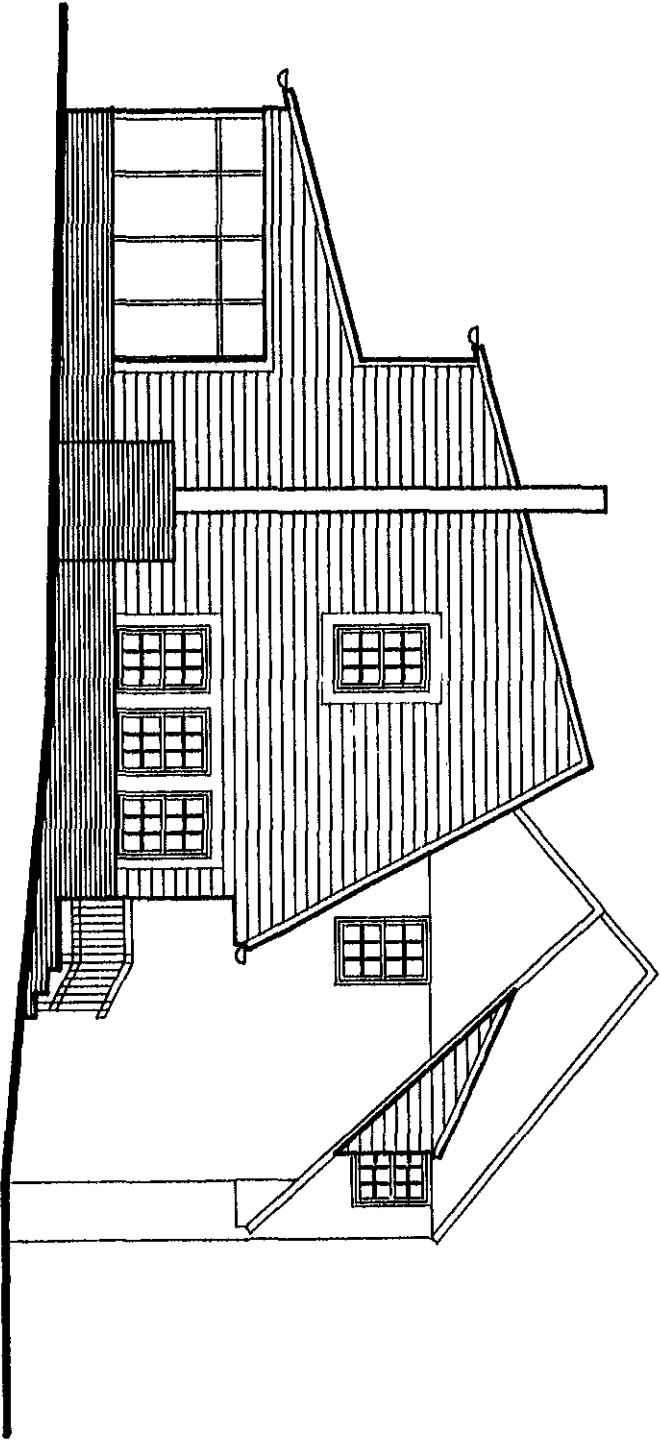
Architects & Associates for the
MBACH
 RESIDENCE
 971 Windsor Road
 Baltimore, Maryland 21208
 Tel: 410.563.1175

John Maitland
 Architect

305 Estate Place
 Baltimore 21207
 Tel: 410.563.1175

WINDSOR ROAD ELEVATION
 SCALE: 1/8"=1'-0"

NORTH
SIDE



#491

Additions & Alterations to the

**MBACH
RESIDENCE**

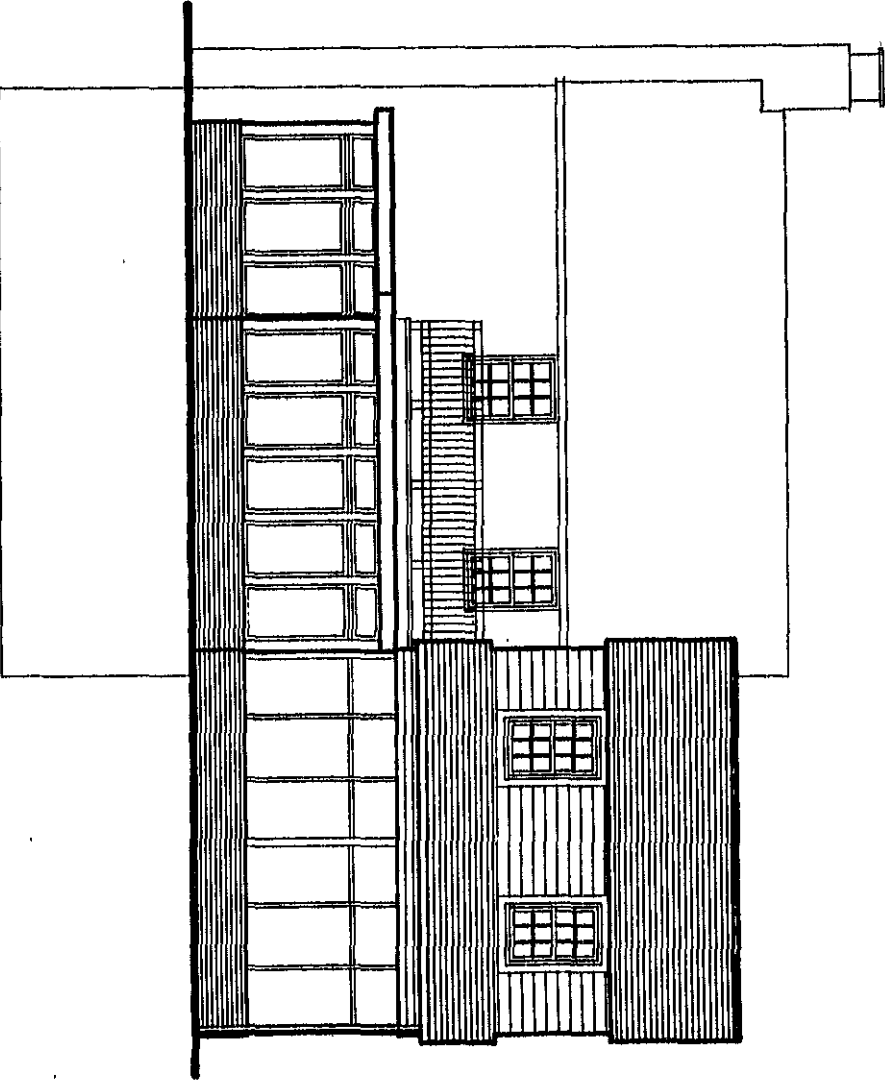
978 Windsor Road
Belmont, Maryland 20818

John M. M. M.

305 E. Bay View
Baltimore, MD 21207
Tel. 410.551.1119

NORTH ELEVATION
SCALE 1/8"=1'-0"

REAR
EAST



491

Architects & Associates to the

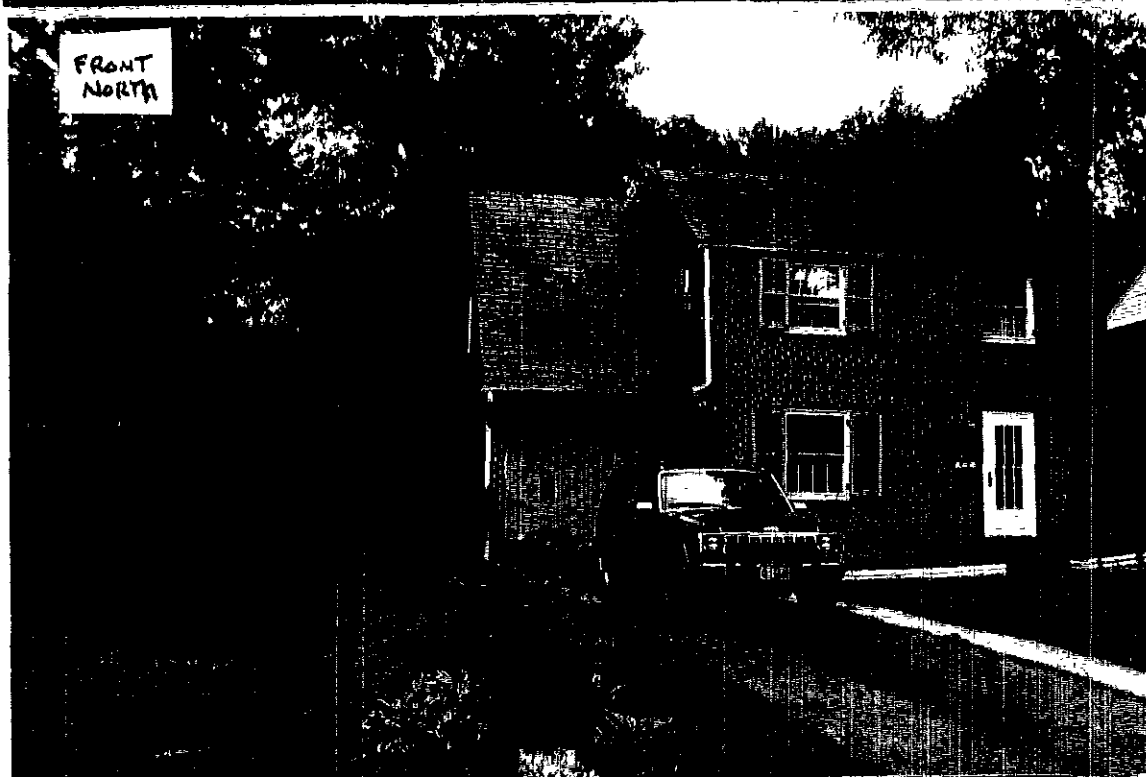
**MBACH
RESIDENCE**

973 Windsor Road
Baltimore, Maryland 21208

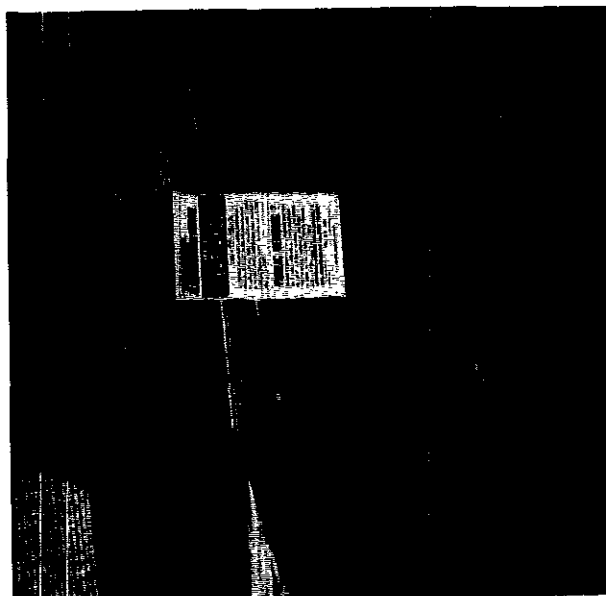
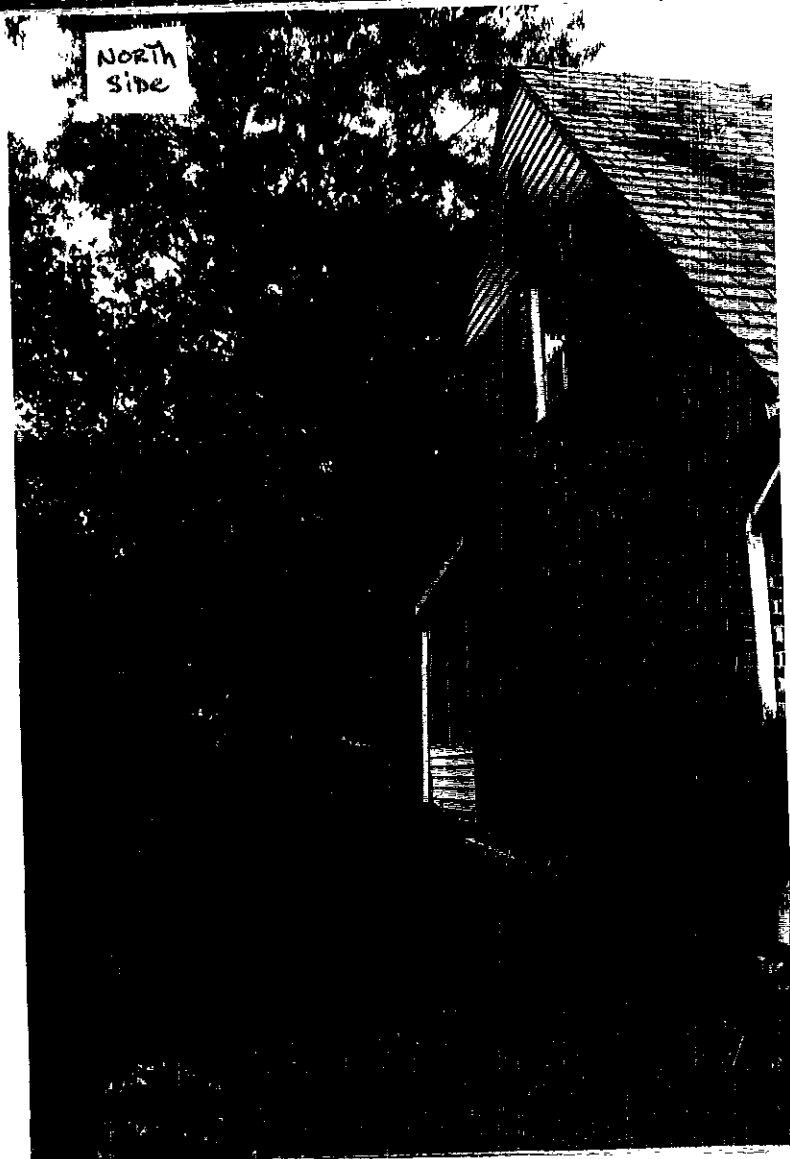
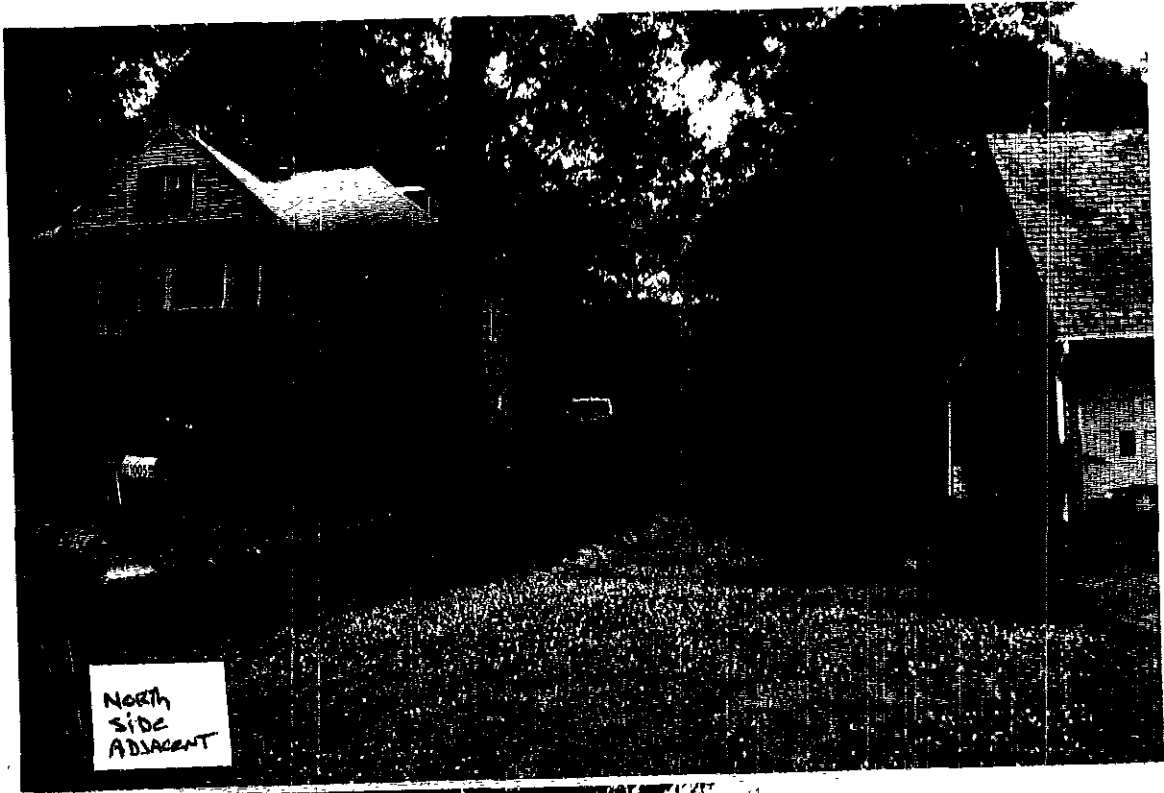
John M. Mullan

2005 E. Bay Road
Baltimore, MD 21207
Tel. 410.551.1115

REAR ELEVATION
SCALE 1/8"=1'-0"



95-486-A



MICROFILMED

95-486-A



5116
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	PIKESVILLE	N.W.
DATE OF PHOTOGRAPHY JANUARY 1986	#491	7-F

95-486-A

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
E/S Windsor Road, 150 ft. S of
C/1 Adams Road
913 Windsor Road
3rd Election District
2nd Councilmanic District
Christopher L. Imbach, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-486-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Christopher L. Imbach and Deborah S. Imbach, his wife, for that property known as 913 Windsor Road in the Sudbrook Park subdivision of Baltimore County. The Petitioners/property owners herein seek a variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a 6 ft. side setback and a 15 ft. side setback sum, in lieu of 20 ft. and 50 ft., respectively, and a 4 ft. side setback and 13 ft. side setback sum in lieu of 15 ft. and 37.5 ft., for an addition, in a D.R.1 zone. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion

of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of July, 1995 that the Petition for a Zoning Variance from Sections 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a 6 ft. side setback and a 15 ft. side setback sum, in lieu of 20 ft. and 50 ft., respectively, and a 4 ft. side setback and 13 ft. side setback sum, in lieu of 15 ft. and 37.5 ft., for an addition, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

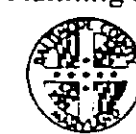
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm
enc1.

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 27, 1995

Mr. and Mrs. Christopher L. Imbach
913 Windsor Road
Baltimore, Maryland 21208

RE: Petition for Administrative Variance
Case No. 95-486-A
Property: 913 Windsor Road

Dear Mr. and Mrs. Imbach:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
enc1.

Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 913 Windsor Rd, Baltimore, Md 21208
which is presently zoned D.R.1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a 6 ft. side setback and a 15 ft. side setback sum, in lieu of 20 ft. and 50 ft., respectively, and a 4 ft. side setback and 13 ft. side setback sum, in lieu of 15 ft. and 37.5 ft., for an addition, in a D.R.1 zone.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) We wish to construct addition to existing structure, to provide for larger family, which will include 10-12 people. Current structure layout does not allow for addition to existing side setback zoning requirements. Current structure layout does not allow for addition to existing side setback zoning requirements. Current structure layout does not allow for addition to existing side setback zoning requirements. Current structure layout does not allow for addition to existing side setback zoning requirements.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
Christopher L. Imbach
Deborah S. Imbach
Address: 913 Windsor Rd, Baltimore, MD 21208
City: Baltimore, State: MD, Zip Code: 21208
Phone No: (410) 486-4513
Name, Address and phone number of representative to be contacted: Christopher L. Imbach, 913 Windsor Rd, Baltimore, MD 21208, (410) 486-4513

REVIEWED BY: [Signature] DATE: 7/27/95
ESTIMATED POSTING DATE: 7/27/95
Printed with Soybean Ink on Recycled Paper
ITEM #: 491



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 913 Windsor Rd, Baltimore, MD 21208
which is presently zoned D.R.1

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1 and 301.1.A of the Baltimore County Zoning Regulations (BCZR) to permit a 6 ft. side setback and a 15 ft. side setback sum, in lieu of 20 ft. and 50 ft., respectively, and a 4 ft. side setback and 13 ft. side setback sum, in lieu of 15 ft. and 37.5 ft., for an addition, in a D.R.1 zone.

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REVIEWED BY: [Signature] DATE: 7/27/95
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Zoning Description for 913 Windsor Road, Baltimore MD 21208.

Beginning at a point on the east side of Windsor Road which is 50 feet wide at the distance of 150 feet south of the centerline of the nearest improved intersection street Adana Road which is 50 feet wide. Being lot #7, section #9 in the subdivision of Sudbrook Park as recorded in Baltimore County Plat Book #12, Folio #51, containing .25 acres. Also known as 913 Windsor Road, Baltimore County, MD and located in the 3rd Election District, 2nd Councilmanic District

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: 7/27/95
Posted for: Christopher L. Imbach
Petitioner: Christopher L. Imbach
Location of property: 913 Windsor Rd, Baltimore, MD 21208
Location of Sign: 913 Windsor Rd, Baltimore, MD 21208
Remarks: [Signature]
Posted by: [Signature] Date of return: 7/27/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: 7/27/95 ACCOUNT: 01-615
AMOUNT: \$85.00
RECEIVED FROM: [Signature]
FOR: [Signature]
VALIDATION OR SIGNATURE OF CARRIER
\$85.00

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
Item No.: 491
Petitioner: Christopher L. Imbach
Location: 913 Windsor Rd
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Christopher L. Imbach
ADDRESS: 913 Windsor Rd
Baltimore, MD 21208
PHONE NUMBER: (410) 486-4513

ARJ:egs
(Revised 04/05/93)

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 13, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-486-A (Item 491)
913 Windsor Road
1/8 Windsor Road, 150' S of c/o Adams Road
3rd Election District - 2nd Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact each with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a referee regarding the administrative process.

1) Your property should have been posted on or before July 9, 1995. The closing date (July 24, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director
Department of Permits and Development Management

cc: Christopher and Deborah Imbach

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

July 20, 1995

Mr. and Mrs. Christopher L. Imbach
913 Windsor Road
Baltimore, Maryland 21208

RE: Item No.: 491
Case No.: 95-486-A
Petitioner: C. L. Imbach

Dear Mr. and Mrs. Imbach:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 27, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: July 12, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 479, 481, 484, 491, 492, 495, 4 and 6

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Pat Keller*

PK/JL

ITEM479/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZACM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 7/10/95

DATE: 7/18/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 478
479
480
481
483
484
485
486
487
489
490
491
494
496
revised 467

LS:sp

LETTY2/DEPRM/TXTSPB

Maryland Department of Transportation
State Highway Administration

Hai Kassol
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 491 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

TO: ZONING COMMISSIONER OF BALTIMORE COUNTY
TOWSON, MD.

FROM: JOHN & LESLIE MOSNER
911 WINDSOR ROAD
BALTIMORE, MD. 21208

DEAR SIR:

PLEASE USE THIS LETTER AS DOCUMENTATION OF OUR SUPPORT FOR THE ZONE VARIANCE APPLIED FOR BY CHRISTOPHER & DEBORAH IMBACH OF 913 WINDSOR RD. WE ARE COGNIZANT THAT THE IMPROVEMENTS SOUGHT TO THE SUBJECT PROPERTY WILL ONLY ADD VALUE TO THE AREA AND WILL IN NO WAY NEGATIVELY EFFECT THE WELFARE OF OUR NEIGHBORHOOD.

RESPECTFULLY,

John Mosner
JOHN MOSNER
LESLIE MOSNER

20-14-0332 (4/92) NEW
001-0318 (10/92) OLD

Robert W. Griffith
1005 Windsor Road
Baltimore, MD 21208
June 26, 1995

Zoning Commissioner of Baltimore County
Towson, MD

Dear Sir:

I am writing to support the zone variance applied for by Christopher and Deborah Imbach, so that improvements may be made to their residence at 913 Windsor Road. Such improvements will strengthen the welfare of our neighborhood and will not cause hardship in any way to our property or lifestyle.

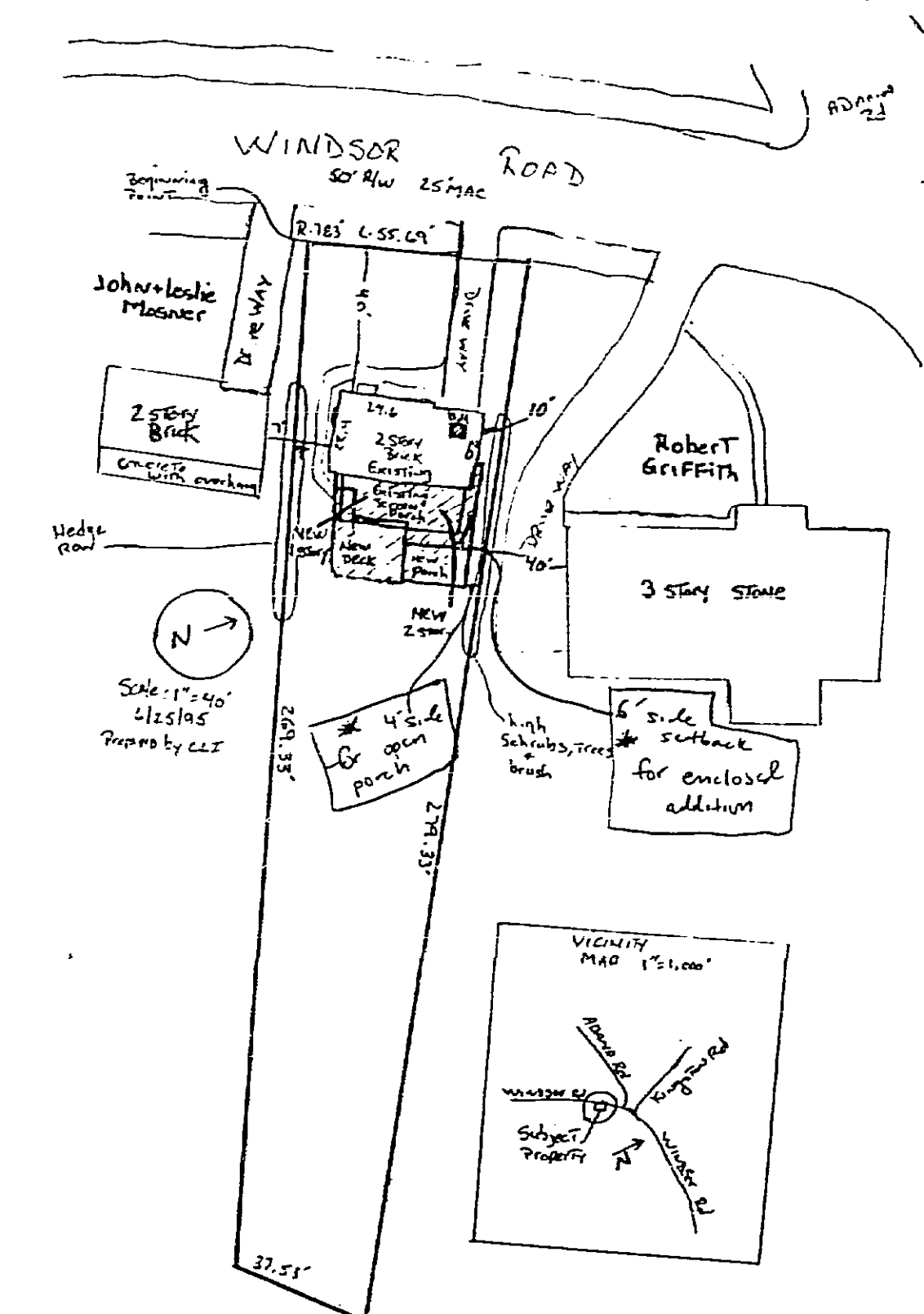
Sincerely,

Robert W. Griffith
Robert W. Griffith

Plat to accom. Petition for Zoning Variance Special Hearing
Property Address: 913 Windsor Rd.
Subdivisions: Subdiv. PARK
PLAT Book 12, Folio 51, Lot 7, Section 9
OWNER: Christopher & Deborah Imbach

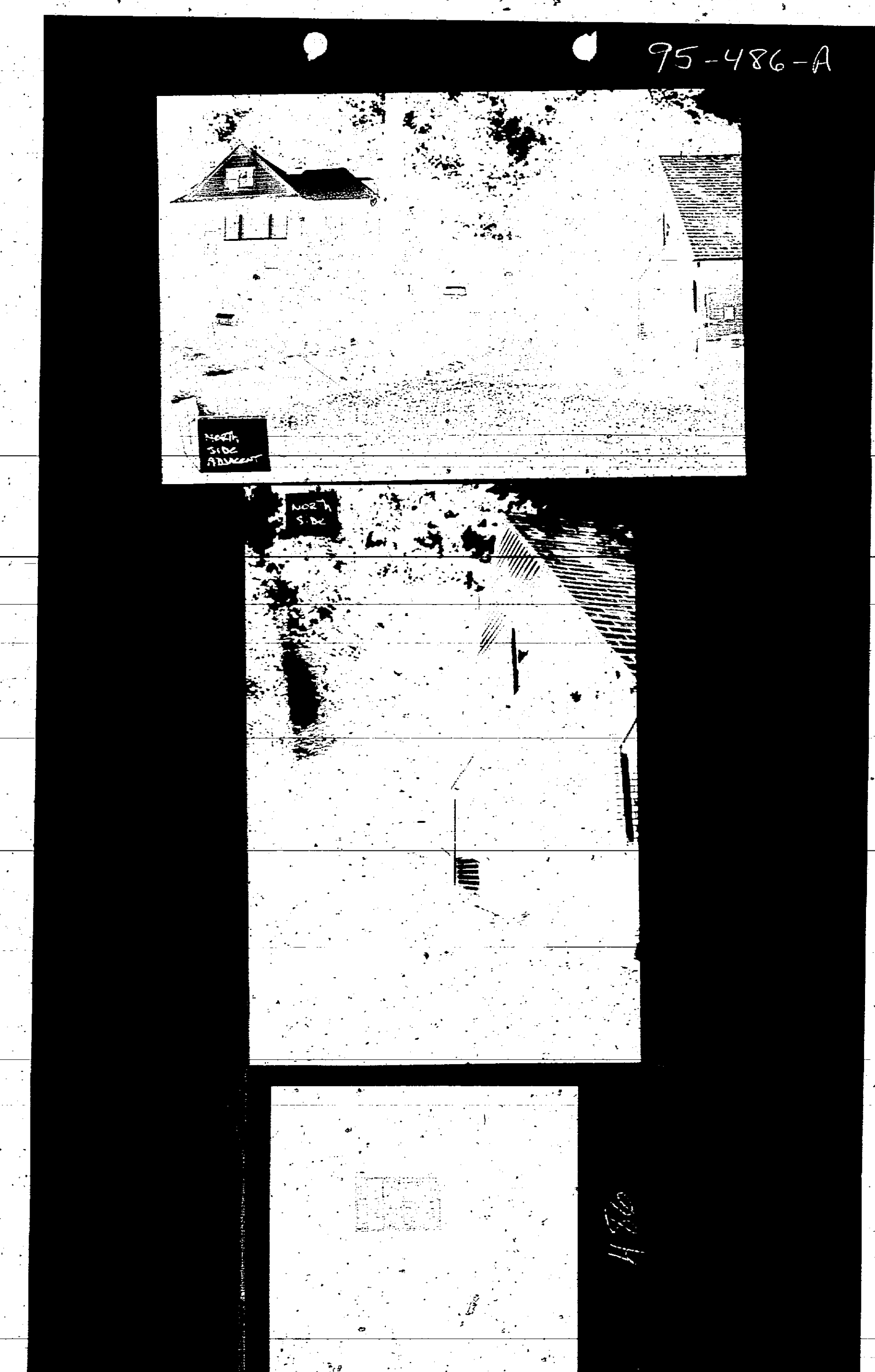
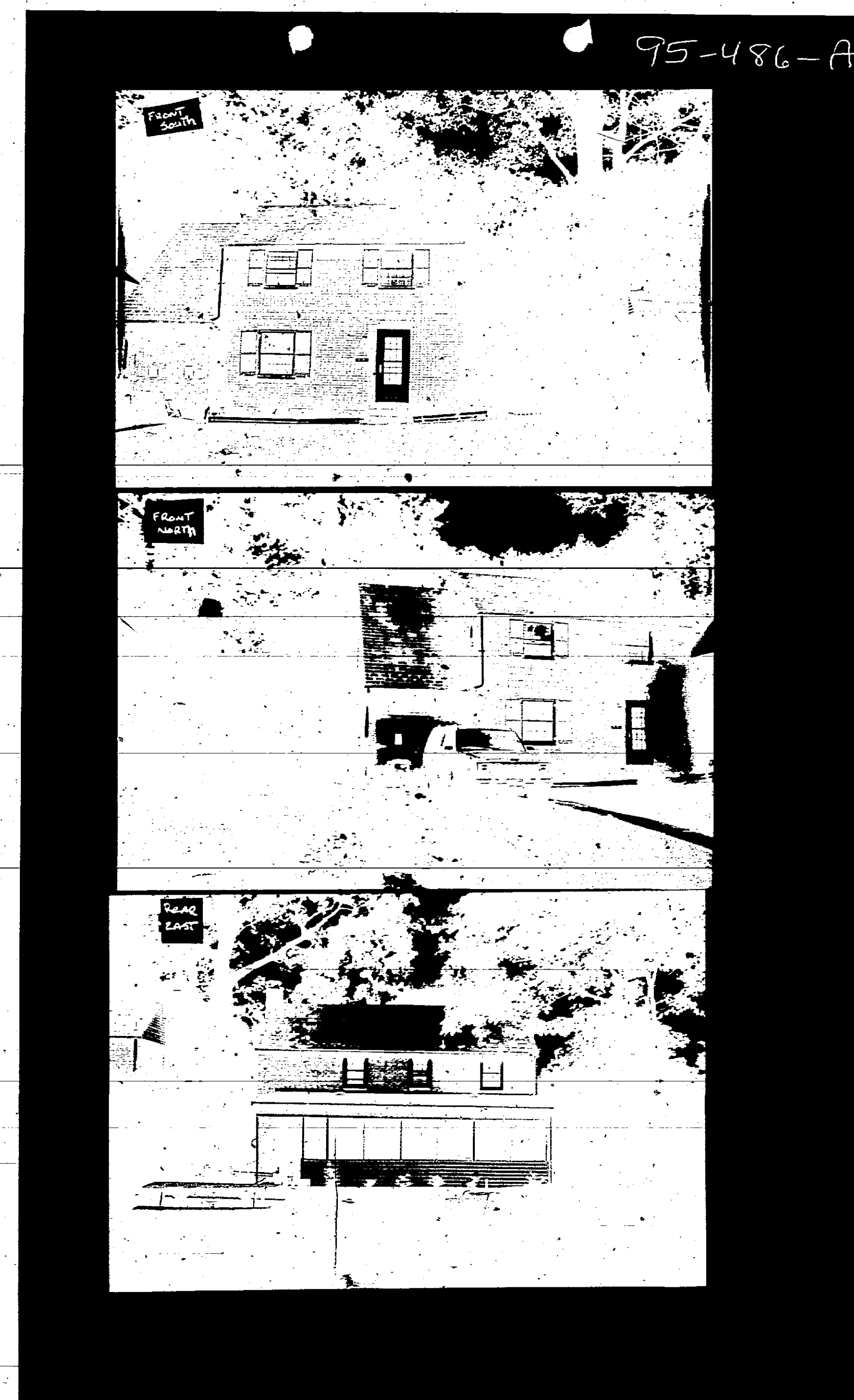
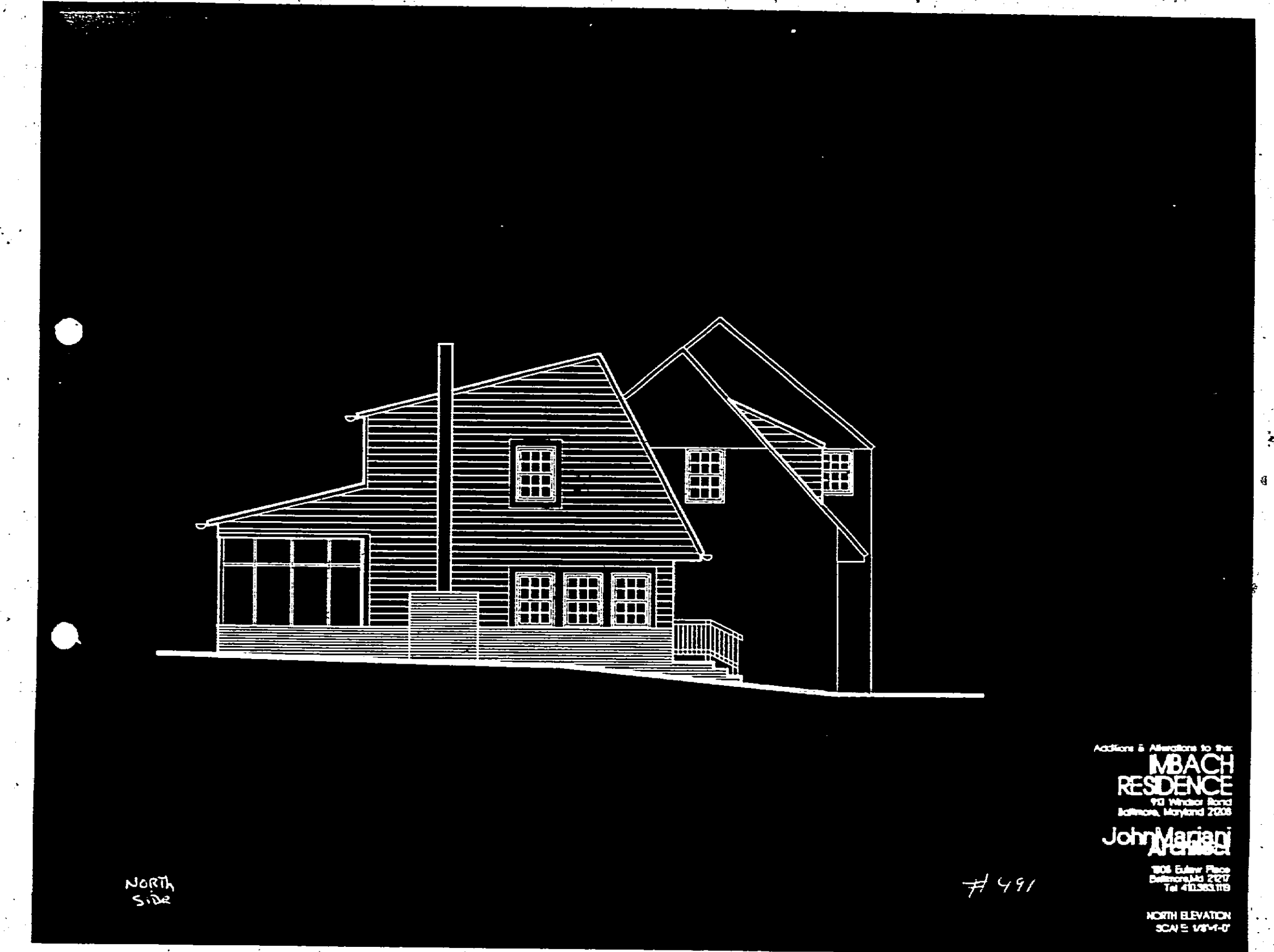
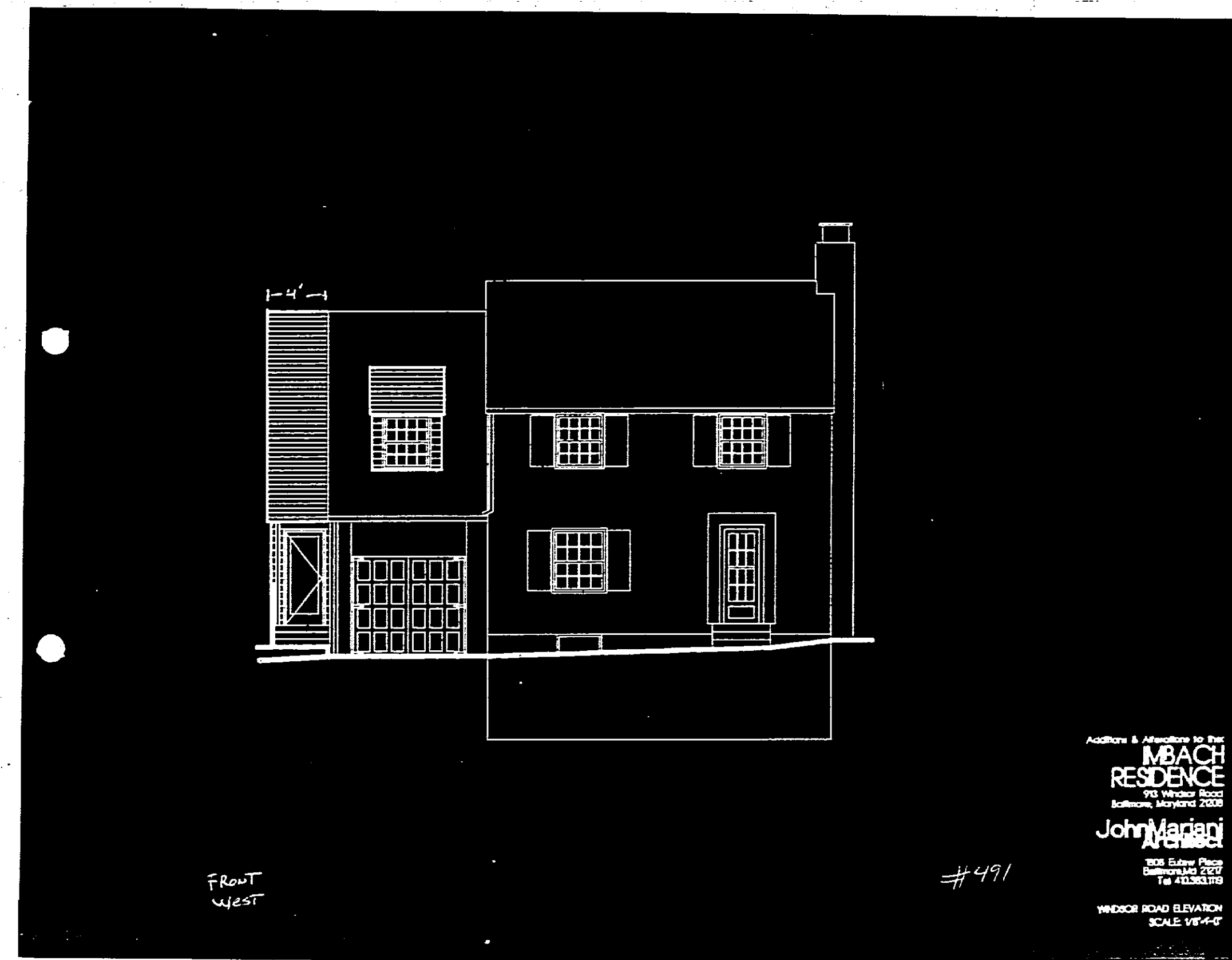
95-486-A

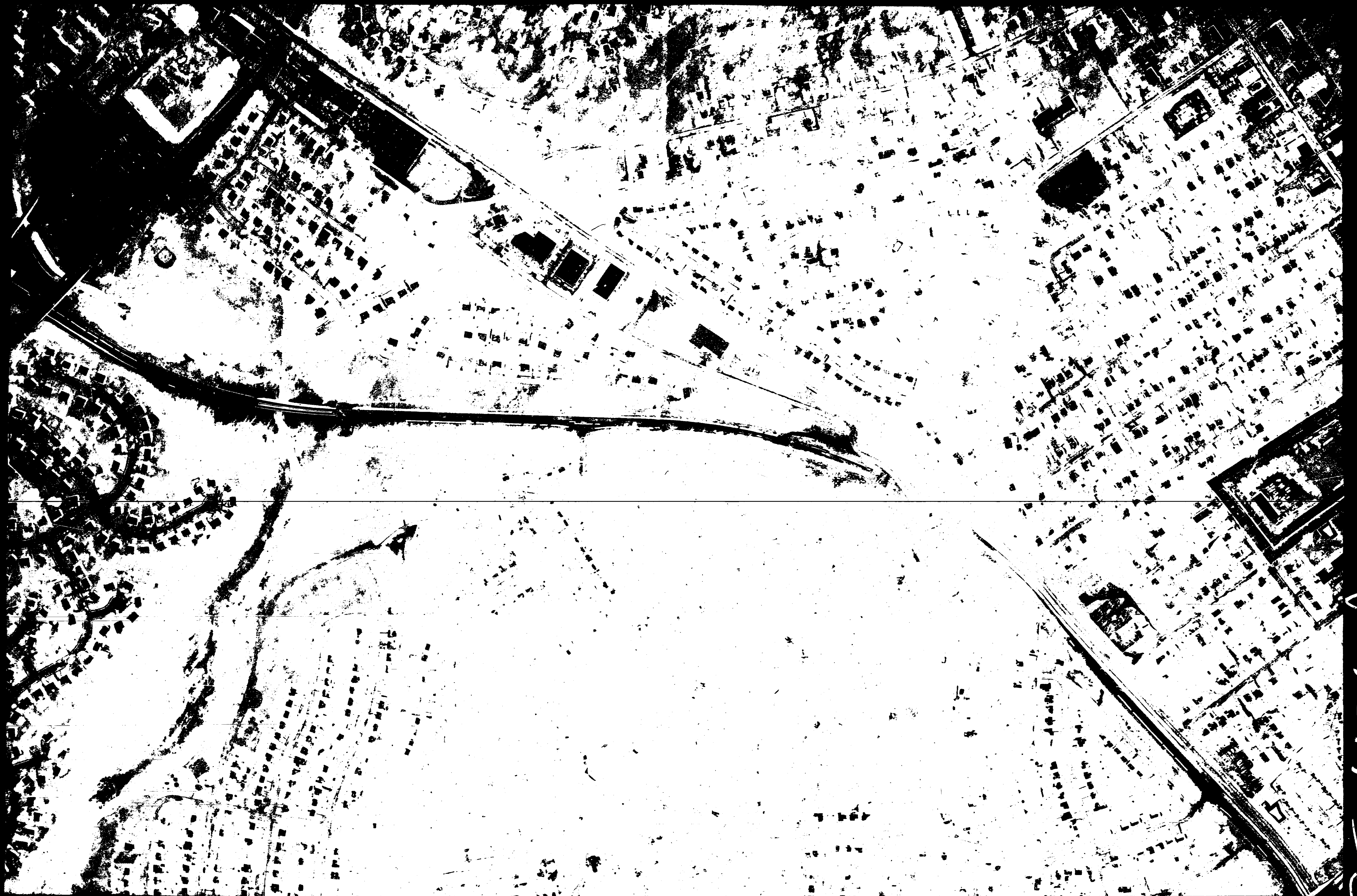
Site Supporting Drawings



LOCATION INFORMATION
Councilmanic Dist.: 2
Electoral Dist.: 3
1/8 mile radius map: NW 7-F
Zoning: D-2, 1
Lot Size: 1/8 acre
Sewer: Public
Water: Public
Chesapeake Bay Coastal: NO
Prior Zoning: Residential

#491





SITE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
BALTIMORE, MARYLAND

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

PIKESVILLE

SHEET

N. W.
7-F

#491

MICROFILM

95-486-A